

BRANDON BROOK - PHASE I

DESCRIPTION:

PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE WEST 1/4 CORNER OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 20 EAST, ROAD NO 60 N89°13'30"E, 5354.02 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 24, TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 24, THENCE S00°11'58"E, 169.86 FEET, ALONG THE EAST BOUNDARY OF SAID SE.1/4 (THE CENTERLINE OF VALRICO ROAD) THENCE S89°48'02"W, 20.00 FEET, TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF VALRICO ROAD FOR A POINT OF BEGINNING;
THENCE S00°11'58"E, 1012.78 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF VALRICO ROAD, 20.00 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF THE SE.1/4 OF SAID SECTION 24; THENCE S89°23'21"W, 890.00 FEET; THENCE N00°36'39"W, 283.00 FEET; THENCE ALONG A CURVE TO THE LEFT THAT HAS A RADIUS 200.00 FEET, AN ARC LENGTH OF 72.68 FEET, A CHORD LENGTH OF 72.28 FEET, A CHORD BEARING OF N11°01'17"W; THENCE N21°25'56"W, 361.00 FEET; THENCE N68°34'04"E, 60.00 FEET; THENCE N21°25'56"W, 90.00 FEET; THENCE N68°34'04"E, 205.00 FEET; THENCE ALONG A CURVE TO THE RIGHT THAT HAS A RADIUS OF 3392.15 FEET, AN ARC LENGTH OF 124.56 FEET, A CHORD LENGTH OF 124.55 FEET, A CHORD BEARING OF N69°37'12"E; THENCE S00°11'58"E, 9.26 FEET; THENCE ALONG A CURVE TO THE LEFT THAT HAS A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 59.30 FEET, A CHORD LENGTH OF 59.14 FEET, A CHORD BEARING OF S07°25'42"E; THENCE S14°39'27"E, 22.84 FEET; THENCE IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT THAT HAS A RADIUS OF 3302.15 FEET, AN ARC LENGTH OF 228.98 FEET, A CHORD LENGTH OF 228.93 FEET, A CHORD BEARING OF N72°21'28"E; THENCE N74°20'39"E, 283.71 FEET; THENCE N69°44'49"E, 79.84 FEET; THENCE N89°48'02"E, 70.00 FEET; THENCE ALONG A CURVE TO THE LEFT THAT HAS A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET, A CHORD BEARING OF N44°48'02"E; THENCE N89°48'02"E, 30.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 19.60 ACRES, MORE OR LESS.

UNDEVELOPED PARCEL

OFF. 5297 6 433
REC.

DESCRIPTION: (AS FURNISHED BY OWNER)

beginning at the Northeast corner of the West 3/4 of the South 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 24 Township 29 South, Range 20 East, Hillsborough County, Florida run thence S.89°-25'-30"W., along the North boundary of said West 3/4 of the South 1/4 of the Southwest 1/4 of the Southwest 1/4 for 979.93 feet; to the East boundary of Mount Carmel Avenue 25' East of the West boundary of the Southeast 1/4 of Section 24; thence N.00°-11'-30"W., along the SAID East boundary of Mt. Carmel Avenue for 1282.19 feet to the South boundary of the 120' wide Seaboard Coastline Railroad right-of-way. thence N.52°-22'-30"E., along SAID railroad right-of-way line 60.00 feet South of the centerline for 1120.50 feet to the South boundary of Washington Road 20.00 feet South of the North boundary of SAID Southeast 1/4; thence N.89°-13'-30"E., along the SAID South boundary of Washington Road for 1743.05 feet to the West boundary of Valrico Road 50.00 feet West of the East boundary of SAID Southeast 1/4; thence S.00°-12'-00"E., along SAID West boundary of Valrico Road for 1301.70 feet to the South boundary of the North 1/4 of SAID Southeast 1/4; thence S.00°-12'-00"E., along SAID West boundary of Valrico Road for 1272.50 feet to the North right-of-way line of State Road 60, thence Westery along said North right-of-way line for a chord distance of 1548.93 feet chord bearing of S.89°-32'-00"W., thence S.85°-32'-00"W., along SAID North right-of-way line 105.6 feet to the East boundary of the SAID West 3/4 of the South 1/4 of the Southwest 1/4 of the Southeast 1/4; thence N.00°-01'-30"W., along SAID East boundary for 608.55 feet to the Point of Beginning.
Containing 134.69 acres, more or less.

LESS AND EXCEPT:

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DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE WEST 1/4 CORNER OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 20 EAST, AND GO N69°13'30"E, 5354.02 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 24, TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 24, THENCE S00°11'58"E, 969.86 FEET, ALONG THE EAST BOUNDARY OF SAID SE 1/4 (THE CENTERLINE OF VALRICO ROAD), THENCE S89°48'02"W, 20.00 FEET, TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF VALRICO ROAD FOR A POINT OF BEGINNING;
THENCE S00°11'58"E, 1012.78 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF VALRICO ROAD, 20.00 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF THE SE 1/4 OF SAID SECTION 24; THENCE S89°23'21"W, 890.00 FEET; THENCE N00°36'59"W, 283.00 FEET; THENCE ALONG A CURVE TO THE LEFT THAT HAS A RADIUS 200.00 FEET, AN ARC LENGTH OF 72.00 FEET, A CHORD LENGTH OF 72.26 FEET, A CHORD BEARING OF N11°01'17"W; THENCE N21°25'66"W, 361.00 FEET; THENCE N48°34'04"E, 60.00 FEET; THENCE N21°25'56"W, 90.00 FEET; THENCE N68°34'04"E, 205.00 FEET; THENCE ALONG A CURVE TO THE RIGHT THAT HAS A RADIUS OF 3392.15 FEET, AN ARC LENGTH OF 124.56 FEET, A CHORD LENGTH OF 124.55 FEET, A CHORD BEARING OF N69°57'12"E; THENCE S00°11'58"E, 9.96 FEET; THENCE ALONG A CURVE TO THE LEFT THAT HAS A RADIUS OF 235.00 FEET, AN ARC LENGTH OF 59.30 FEET, A CHORD LENGTH OF 59.16 FEET, A CHORD BEARING OF S01°25'02"E; THENCE S16°39'21"E, 22.84 FEET; THENCE IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT THAT HAS A RADIUS OF 3302.15 FEET, AN ARC LENGTH OF 228.98 FEET, A CHORD LENGTH OF 228.23 FEET, A CHORD BEARING OF N78°21'28"E; THENCE N78°20'39"E, 285.71 FEET; THENCE N69°44'49"E, 19.84 FEET; THENCE N69°44'02"E, 70.00 FEET; THENCE ALONG A CURVE TO THE LEFT THAT HAS A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET, A CHORD BEARING OF N64°48'02"E; THENCE N89°18'02"E, 30.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 19.60 ACRES, MORE OR LESS.